

Black Point Boat Launch Visitor Upgrades: Final Programmatic Report (AMENDED)

Recipient Organization/Agency: Marin County Parks

Date Submitted: 1/31/2022

Project Period: January 6, 2020 to July 29, 2022

Award Amount: \$67,500

Matching Contributions: \$56,464

Total Disbursements: \$67,500

Easygrants ID: 64462

1. Summary of Accomplishments

New site furnishings, including trash and recycling receptacles, picnic tables, a shade structure, a bait cutting table, bike racks and split rail fencing have been installed at the site for public use. Native trees and shrubs, including mulch and a drip irrigation system, were also installed to enhance the landscape and provide screening, shade, and soil stabilization around the picnic areas.

Prior to the site improvements, picnic areas were exposed, trash and recycling receptacles were unsightly and degraded, and there were no designated areas for bait cutting. Since the installation of these site features, there have been more visitors utilizing the site, especially to rest and relax at the new picnic tables or taking shelter from the afternoon sun under the new shade structure. The new bait cutting table is heavily used by most of the people who come to fish. The new trash and recycling receptacles were located further away from the water and in a more sheltered and accessible location next to the restroom facility. Overall, the site feels more welcoming. Any day of the week you now find more people spending longer periods of time at Black Point, enjoying the newly provided amenities.

2. Project Activities & Outcomes

Activities

The primary activities conducted for this project comprised of:

- Erosion control and storm water pollution protection measures
- Clearing and grubbing
- Minor site demolition
- Pouring of concrete pads to receive accessible site furnishings
- Installation of split rail fencing, picnic tables, trash and recycling receptacles, bait cutting table and bike racks
- Soil amendment, planting, and mulching
- New drip irrigation
- Shade structure construction, including helical pier engineering/footing installs, structure framing, posts and roof assembly, and the painting of the entire shelter.

Although there were changes in the schedule, which resulted in project delays, there were no discrepancies between the activities conducted for the project and the activities stated in the grant agreement.

Benefits

This project cost more (bids came in higher than our cost estimate) and took longer than anticipated to complete due to unforeseen issues encountered while excavating for the shade structure's helical piers. Hard rock and other obstacles caused delays, forcing the contractor to utilize different equipment. Additionally, the rock required adjustments to the helical pier locations and design. Since it is a very windy site with less than optimum shoreline soils, such adjustments required the footing/pier details to be carefully reevaluated and revised by both geotechnical and structural engineers, further delaying the schedule. In the end, the shade structure was installed at the same location as planned, but with the added benefits of a stronger redesigned footing/pier.

The shade structure is by far the most significant site feature of this project with an increased number of visitors taking cover under the shelter. Providing seating areas with protection from the sun were the most valued recreational benefits of this project, making the challenges the shade structure posed, well worth the time and effort.

3. The Future

This project is considered complete. Marin County will continue to maintain and improve this site in with future projects.

4. Lessons Learned

Constant communication and coordination with all consultants were instrumental in resolving challenges such as hitting rock and addressing the redesign of the helical piers for the shade structure. Working as a team with the geotechnical engineer, contractors, shade structure manufacturer, structural engineer, and our own internal Marin County Parks staff of landscape architects helped formulate a cost-effective solution to the unforeseen subsurface conditions encountered in the installation of the shade structure. Future projects, when dealing with such prefabricated structures should be over-estimated for both delivery and cost. These structures seem to prove challenging on any project, even as small and simple a structure as this.

5. Project Documents

Project photos are included below.

POSTING OF FINAL REPORT: *This report and attached project documents may be shared by the National Fish and Wildlife Foundation and any Funding Source for the Project, including via their respective websites. In the event that the Recipient intends to claim that its final report or project documents contain material that is exempt from disclosure by law, the Recipient shall clearly mark all such potentially protected materials as "EXEMPT" and provide an explanation and complete citation to the law for such exemption.*



Image 1: The old degraded and unsightly receptacles (left) were located within the viewshed of the Petaluma River's beautiful shoreline (see Image 8, below). The trash receptacles were open to the elements and animals. The upgraded trash and recycling receptacles (right) are designed to keep the contents safe from winds, rain, and animals. Additionally, they were relocated away from the river, adjacent to the restroom building allowing for a more convenient and accessible access to the ADA compliant receptacles. (Photo credit: Lisa Bui)

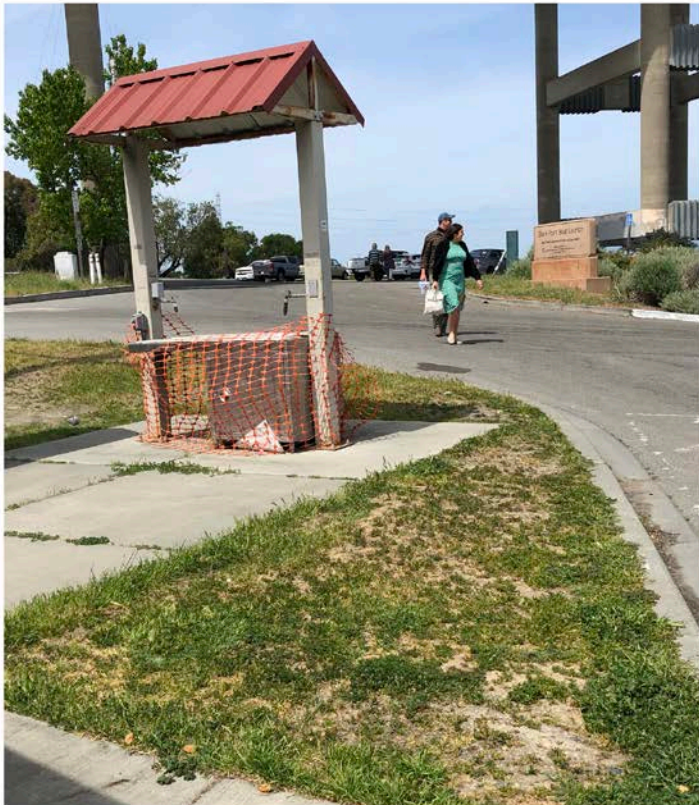


Image 2: Before (left) and after (right) images of bike racks/location. Black Point Boat launch is a popular rest stop for many recreational cyclists. The existing bike racks were worn and deteriorating as well as being located next to the trash area (see Image 8, below). The improvement project installed two (2) new stainless steel bike racks closer to the restroom (what many cyclists stop to use) by infilling weedy area that has been difficult to maintain with concrete. (Photo credit: Lisa Bui)



Image 3: Before (left) and after (right) images of bait cutting table/location. Since Black Point Boat launch is a popular fishing and boating spot with direct access to the Petaluma River and San Pablo Bay, the new bait cutting table has become an essential amenity, providing an area to clean and cut bait. Additionally, the adjacent fish cleaning station received a fresh coat of paint to match the new shade structure. The entire restroom plaza area is a much more welcoming and attractive amenity with all of these new site furnishing additions. (Photo credit: Lisa Bui)



Image 4: Before (left) and after (right) image of the lower picnic table area. The new picnic table replaced a deteriorated picnic table at the lower pad. The new table is attached to the asphalt pad with a sub-surface concrete footing to ensure it remains in that location and is accessible to all. Being the closest table to the shoreline, it is a very popular spot. (Photo credit: Lisa Bui)



Image 5: Another before (left) and after (right) image of the lower picnic table area. The new picnic table replaced a deteriorated picnic table at the lower pad. The new table is attached to the asphalt pad with a sub-surface concrete footing to ensure it remains in that location and is accessible to all. Being the closest table to the shoreline, it is a very popular spot. (Photo credit: Lisa Bui)



Image 6: Before (left) and after (right) of the shade shelter installation at the middle picnic pad. The shade structure provided much needed shelter to the previously exposed asphalt pad. Visitors can now enjoy this picnic site rain or shine, watching the boats come and go. (Photo credit: Lisa Bui)



Image 7: Before (left) and after (right) south view of the shade shelter, picnic table, & split rail fence. Previously, the site was desolate without fixed picnic tables (they were often relocated by visitors) or other amenities. Now Black Point provides new picnic tables, an attractive shade structure and native, drought-tolerant landscaping. The new amenities have encouraged more visitors to the area, turning it into a recreational destination. (Photo credit: Lisa Bui)



Image 8: Before (left) and after (right) of the upper concrete pad area, picnic table, and split rail fence. Prior to the improvements, this area was underutilized with old, deteriorated bike racks. By repurposing the site, after relocating the bike racks, this site now features a fixed picnic table with an amazing view of the river. New split rail fence helps to define the landscaped areas and help keep visitors on the pathways. (Photo credit: Lisa Bui)